

**TOWN OF AMENIA
PLANNING BOARD
THURSDAY, JUNE 5, 2008**

PRESENT: Chairman George Fenn
Tony Robustelli
Gina Mignola
Nina Peek
Norm Fontaine
Bill Flood
Jim Walsh

MOTION TO OPEN THE MEETING AT 7:05 P.M. was made by Jim Walsh

Since Michael Hayes could not attend, the Board will wait until he is present before they go over the subdivision regulations.

CONCEPT PLAN FOR AMENIA

Chairman Fenn asked if the Board had read over the Dobson recommendations. The Town Board is looking for a recommendation from the Planning Board. Jim Walsh felt a commercial zone on one side of Route 22 and residential on the other side made no sense. A radius would be more flexible. Gina Mignola asked what the impacts of each of these proposals are; fiscal and environmental, before a recommendation could be made. Nina Peek added that all the plans require significant changes to the Zoning and the Comprehensive Plan. She would like to hear from those who sat on both those Boards to see what they have to say about each of these plans.

Ms. Mignola stated that plan #3 includes stores with very large footprints. Any of these plans should start small then add when necessary. Darlene Reimer added that a circle was drawn around the light at 22 and 44 and that is where the wastewater will be going, which is the downtown center of the hamlet. This is why option #1 is the best, starting small and growing. Bill Flood felt that none of the plans would work, citing there were no considerations for any environmental issues. Ms. Peek felt these plans should have had a land use map, a zoning map and what changes in the zoning would need to be made. All this information should be given in order to make a recommendation. Tony Robustelli felt that in the future, the post office would need to be moved, but where? Where is the parking going to be for the hamlet?

Darlene Reimer stated that you do the zoning, you create the opportunity, i.e. 45B, wastewater, then things will come from that. There are many people out there with creative ideas to work with the zoning. This zoning must be given a chance and Mrs. Reimer felt option #1 is a good plan. The consultant has also recommended option #1 as the closest plan. Ms. Peek felt that based on the limited information that is presented, her professional and personal opinion would go with the one that the

consultant recommended, and the one that most closely matches what our laws prescribe; option #1.

MOTION TO RECOMMEND OPTION #1 TO THE TOWN BOARD was made by Nina Peek, seconded by Gina Mignola

ROLL CALLED:

Chairman George Fenn	Yes
Norm Fontaine	No
Bill Flood	Yes
Gina Mignola	Yes
Jim Walsh	No
Tony Robustelli	No
Nina Peek	Yes

MOTION CARRIED – 4-3

Chairman Fenn will write a letter informing the Town Board of the Planning Boards recommendation.

MOTION TO ADJOUR THE MEETING was made by Norm Fontaine, seconded by Gina Mignola

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on June 5, 2008 and are not to be construed as the final official minutes until so approved.

_____x_____Approved as read

_____Approved with: deletions, corrections, and additions